

CBRS/No Name Key

Monroe County 2010 Comprehensive Plan Objective and Policy Analysis

Policy 101.4.15

The principal purpose of the Conservation land use category is to provide for publicly owned lands held primarily for the preservation of natural and historic resources and compatible passive recreational uses. Public uses consistent with the purpose of this category shall be allowed. [9J-5.006(3)(c)1 and 7]

Staff Comment:

The developed residential areas of Name Key are designated Residential Medium (RM) on the Future Land Use Map of the Monroe County 2010 Comprehensive Plan.

Policy 101.12.4

Upon adoption of the Comprehensive Plan, Monroe County shall require that the following analyses be undertaken prior to finalizing plans for the siting of any new or the significant expansion (greater than 25 percent) of any existing public facility:

1. assessment of needs;
2. evaluation of alternative sites and design alternatives for the selected sites; and
3. assessment of direct and secondary impacts on surrounding land uses and natural resources.

The assessment of impacts on surrounding land uses and natural resources will evaluate the extent to which the proposed public facility involves public expenditures in the coastal high hazard area and within environmentally sensitive areas, including disturbed salt marsh and buttonwood wetlands, undisturbed beach/berm areas, units of the Coastal Barrier Resources System, undisturbed uplands (particularly high quality hammocks and pinelands), habitats of species considered to be threatened or endangered by the state and/or federal governments, offshore islands, and Conservation Land Protection Areas.

Staff Comment:

The proposed extension of centralized sewer service to No Name Key will follow existing paved road right-of-way that are presently maintained by Monroe County Public Works.

Objective 102.8

Monroe County shall take actions to discourage private development in areas designated as units of the Coastal Barrier Resources System. [9J-5.006(3)(b)4]

Staff Comment:

As specified within the proposed amendment, no new private development will be allowed to connect to the proposed central sewer service in No Name Key. In addition, the Rate of Growth Ordinance (ROGO), Habitat Conservation Plan (HCP), and Initial Take Permit (ITP) severely limit future development potential within No Name Key.

Policy 102.8.1

Monroe County shall discourage developments which are proposed in units of Coastal Barrier Resources System (CBRS) by methods including, but not limited to, negative points in the Permit Allocation and Point System (see Policy 101.5.4). (See Objectives 101.2, 101.3, and 101.5 and related policies) [9J-5.006(3)(c)6]

Staff Comment:

No new development in the CBRS designated area of No Name Key will result from the approval of the proposed amendment outside of the ROGO review process.

Policy 102.8.4

By January 4, 1998, privately-owned undeveloped land located within the CBRS units shall be considered for acquisition by Monroe County for conservation purposes through the Monroe County Natural Heritage and Park Program. [9J-5.006(3)(c)6]

Staff Comment:

There is presently limited privately held undeveloped property in No Name Key. Federal agencies, the State of Florida and the Monroe County Land Authority has purchased the vast majority of privately held undeveloped properties within No Name Key. Privately held properties have also been dedicated to Monroe County in exchange for ROGO points.

Policy 102.8.5

Upon adoption of the Comprehensive Plan, Monroe County shall initiate efforts to discourage the extension of facilities and services provided by the Florida Keys Aqueduct Authority and private providers of electricity and telephone service to CBRS units. These efforts shall include providing each of the utility providers with:

1. a map of the areas of Monroe County which are included in CBRS units;
2. a copy of the Executive Summary in Report to Congress: Coastal Barrier Resources System published by the U.S. Department of the Interior, Coastal Barriers Study Group, which specifies restrictions to federally subsidized development in CBRS units;
3. Monroe County policies regarding local efforts to discourage both private and public investment in CBRS units; and
4. Monroe County regulations regarding development in CBRS units, including the Permit Allocation System regulations, which commits negative points for development in CBRS units. (See Policy 101.5.4.) [9J-5.006(3)(c)6]

Staff Comment:

This is the policy that is being amended to allow the provision of central sewer service to No Name Key.

Policy 103.2.4

Upon adoption of the Comprehensive Plan, Monroe County shall require that the following analyses be undertaken prior to finalizing plans for the siting of any new public facilities or the significant expansion (greater than 25 percent) of existing public facilities:

1. assessment of needs
2. evaluation of alternative sites and design alternatives for the selected sites; and
3. assessment of impacts on surrounding land uses and natural resources.

The assessment of impacts on surrounding land uses and natural resources will evaluate the extent to which the proposed public facility involves public expenditures in the coastal high hazard area and within environmentally sensitive areas, including disturbed salt marsh and buttonwood wetlands, undisturbed beach/berm areas, units of the Coastal Barrier Resources System, undisturbed uplands (particularly high quality hammocks and pinelands), habitats of species considered to be threatened or endangered by the state and/or federal governments, offshore islands, and Conservation Land Protection Areas.

Monroe County shall require that public facilities be developed on the least environmentally sensitive lands and shall prohibit the location of public facilities on North Key Largo, unless no feasible alternative exists and such facilities are required to protect the public health, safety, or welfare.

Staff Comment:

The proposed extension of centralized sewer service to No Name Key will follow existing paved road right-of-way that is presently maintained by Monroe County Public Works. No additional disturbance of environmentally sensitive areas are anticipated

Policy 103.2.10:

Monroe County shall take immediate actions to discourage private development in areas designated as units of the Coastal Barrier Resources System. (See Objective 102.8 and related policies).

Staff Comment:

No new development in the CBRS designated area of No Name Key will result from the approval of the proposed amendment. In addition, the Rate of Growth Ordinance (ROGO), Habitat Conservation Plan (HCP), and Initial Take Permit (ITP) severely limit future development potential within No Name Key.

Objective 209.3:

Monroe County shall take immediate actions to discourage private development in areas designated as units of the Coastal Barrier Resources System (CBRS). (See Future Land Use Objective 102.8 and related policies.)

Staff Comment:

No new development in the CBRS designated area of No Name Key will result from the approval of the proposed amendment. In addition, the Rate of Growth Ordinance (ROGO), Habitat Conservation Plan (HCP), and Initial Take Permit (ITP) severely limit future development potential within No Name Key.

Policy 215.2.3

No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, saltmarsh and buttonwood wetlands, or offshore islands not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety. [9J-5.012(3)(c)1]

Staff Comment:

The proposed extension of centralized sewer service to No Name Key will follow existing paved road right-of-way that is presently maintained by Monroe County Public Works.

Policy 217.4.2

No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, undisturbed saltmarsh and buttonwood wetlands, or offshore islands not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety. [9J-5.012(3)(c)1]

Staff Comment:

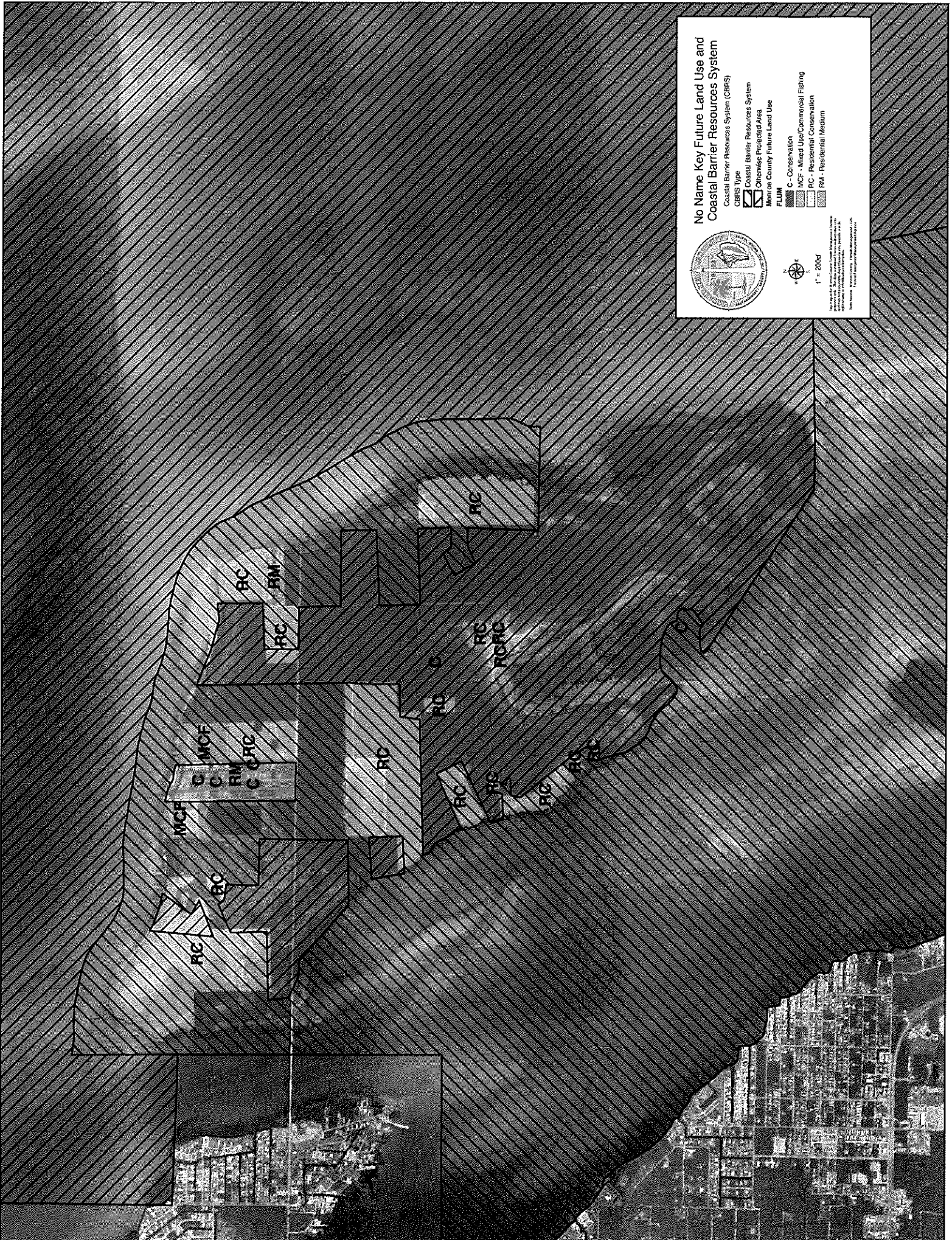
The proposed extension of centralized sewer service to No Name Key will follow existing paved road right-of-way that is presently maintained by Monroe County Public Works.

Policy 1401.2.2

No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, undisturbed saltmarsh and buttonwood wetlands, or offshore islands not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety. [9J-5.016(3)(c)1 and 9]

Staff Comment:

The proposed extension of centralized sewer service to No Name Key will follow existing paved road right-of-way that is presently maintained by Monroe County Public Works.



No Name Key Future Land Use and Coastal Barrier Resources System (CBRS)

Coastal Barrier Resources System (CBRS)

CBRS Type

☒ Coastal Barrier Resources System

☒ Otherwise Protected Area

Not on County Future Land Use

FLUM

C - Conservation

MCF - Mixed Use/Commercial Fishing

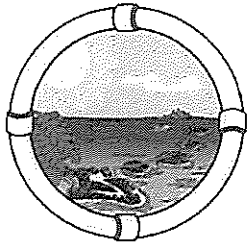
RC - Residential Conservation

RM - Residential Medium



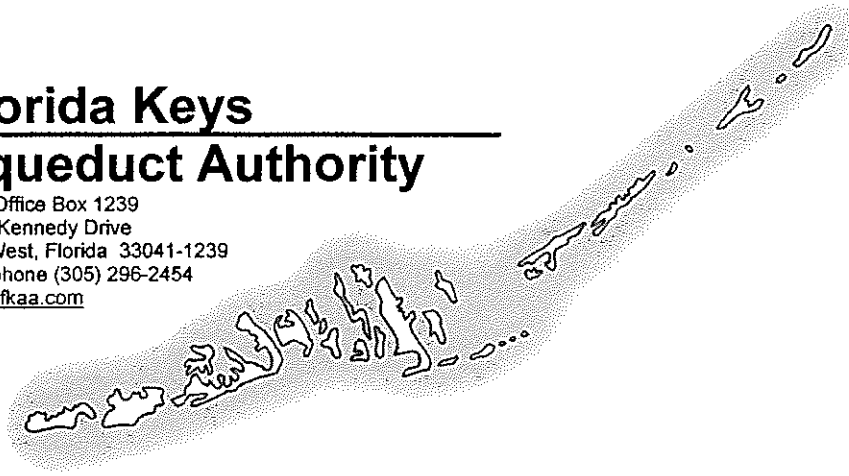
1" = 200'

This map was prepared by the Florida Department of Transportation, Bureau of Planning and Research, and the Florida Department of Environmental Protection, Bureau of Coastal Management. The map is a technical drawing and is not a photograph. The map is dated 2004. The map is at a scale of 1 inch = 200 feet. The map is a technical drawing and is not a photograph.



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June 5, 2009

Re: No Name Key Wastewater Service

Dear Drew:

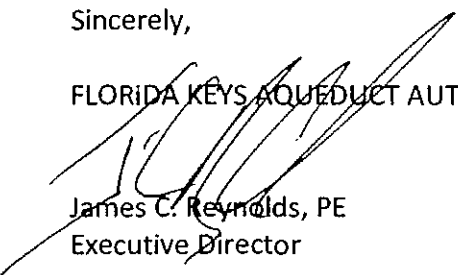
The design of the Cudjoe Regional Wastewater System is well underway. Collection system layouts are being developed for the islands in the service area from Lower Sugarloaf to Big Pine Key. The Big Pine collection system (from Doctor's Arm to US1) is being designed to accommodate flows from No Name Key, however, the wastewater system for No Name Key has not yet been developed due to the lingering question of whether or not commercial power will be made available.

As you know, other than No Name Key, there are homes without commercial power on Big Torch and in some areas of Big Pine Key. Although we are prepared to pursue wastewater systems that could operate on alternative power sources, the process of selecting a technically and economically feasible wastewater system would be facilitated by the provision of commercial electric power in these areas.

When a final determination is made regarding the provision of commercial electrical power in areas currently without it, then the final selection and design of an appropriate wastewater system will commence with the assistance of the Department of Health.

Sincerely,

FLORIDA KEYS AQUEDUCT AUTHORITY


James C. Reynolds, PE
Executive Director